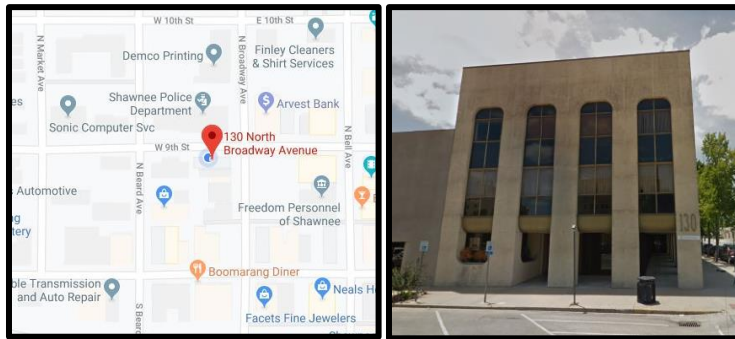
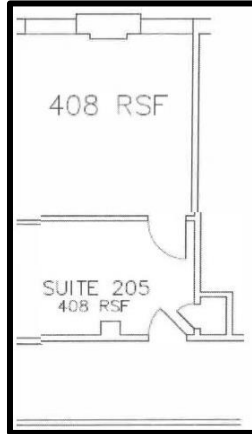


## BROADWAY BUILDING

### Commercial Office Space for Lease

1. Location: 130 N Broadway, Suite 205, Shawnee, OK 74801



2. Size: Interior space – 408 square feet, willing to divide
3. Lease Term: Desires a three (3) year term, Negotiable.
4. Operating hours: Hours of operation are negotiable.
5. Utilities: The leased premises has electricity, water and sewer, Janitorial services paid by the building owner.
6. Restroom: restroom available on 2<sup>nd</sup> floor
7. Licenses: Tenant is responsible for obtaining all licenses, permits, fire department permits and any other statutory requirement for operating in this space.
8. Signage: All signage must have prior written approval by Building owner.
9. Fire, Life, Safety: The Building owners will provide annual Fire alarm testing and fire extinguisher inspection. The Tenant is responsible for providing additional items to meet City and Federal requirements.
10. Exterior Space: All proposed modifications shall be approved by the Building Owners in advance.
11. Please contact Gloria, at 405-432-1993 or email her at [130broadwayllc@gmail.com](mailto:130broadwayllc@gmail.com) to schedule a visit or request more information.